

When I looked up, and there before me was a man with a measuring line in his hand. With it I

**LEGEND:**

- ☉ METAL PIPE
- CONCRETE METAL PIPE
- COMPUTED POINT
- SURVEY POINT
- PROPERTY CORNER
- METAL PIPE
- GAS METER
- WELL
- CONCRETE MONUMENT
- PROPERTY LINE
- BUILDING LINE
- CENTER LINE
- SWK RIGHT-OF-WAY
- LAND LOT LINE
- LAND LOT CORNER
- FENCE
- NOT TO SCALE
- CREEK OR BRANCH
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- BACK OF CURB
- SIDEWALK

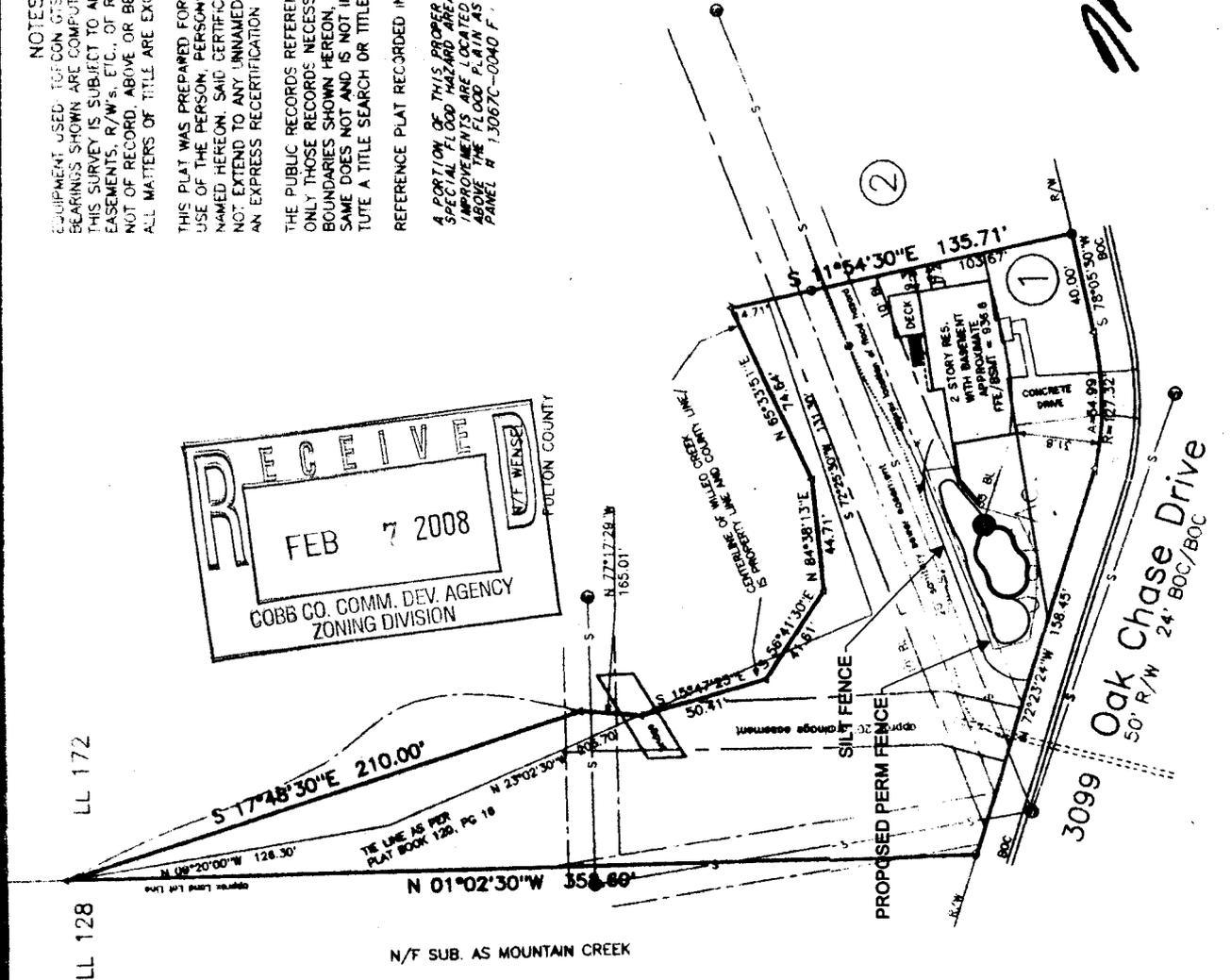
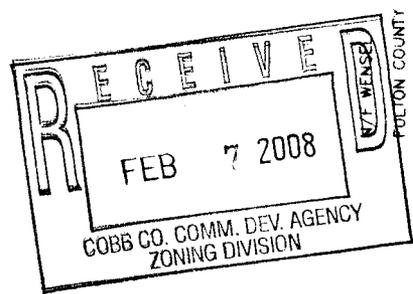
**NOTES:**  
EQUIPMENT USED: TIECON GTS-35, SMT, MC, 2  
BEARINGS SHOWN ARE COMPUTED FROM ANGLES AND DISTANCES  
THIS SURVEY IS SUBJECT TO ANY AND ALL  
EASEMENTS, R/W'S, ETC., OF RECORD OR  
NOT OF RECORD, ABOVE OR BELOW GROUND  
ALL MATTERS OF TITLE ARE EXCEPTED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE  
USE OF THE PERSON, PERSONS OR ENTITY  
NAMED HEREON. SAID CERTIFICATION DOES  
NOT EXTEND TO ANY UNNAMED PERSON WITHOUT  
AN EXPRESS RECERTIFICATION BY THE SURVEYOR

THE PUBLIC RECORDS REFERENCED HEREON REFLECT  
ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE  
BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE  
SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE  
A TITLE SEARCH OR TITLE OPINION

REFERENCE PLAT RECORDED IN PLAT BOOK 120, PAGE 15

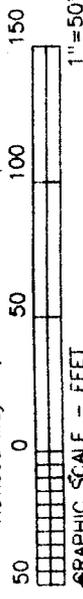
A PORTION OF THIS PROPERTY LIES WITHIN A  
SPECIAL FLOOD HAZARD AREA. HOWEVER,  
MOVEMENTS ARE LOCATED OUT OF AND  
ABOVE THE FLOOD PLAIN AS PER FIRM  
PANEL N 13067C-0040 F. EFFECTIVE DATE 5-18-92



V-27

**PLAT FOR**  
**Bruce C. Schufreider &**  
**Belinda L. Schufreider**

Lot 1  
Oak Chase Subdivision  
Located in Land Lot 172  
1st District \*\*\* 2nd Section  
Cobb County, Georgia  
August 31, 1995  
JOB 96364 \* SF 95583 \* CF 95358  
Revised May 10, 1996 to show improvements



**AIPALAOHILIANI**  
**SURVEY CO.**  
889-4691  
P.O. Box 1648  
Cumming, GA  
30128

Curse is for who moves his neighbor's boundary mark, and all the people shall say, "Amen" Frat. 27:17

**APPLICANT:** Bruce C. Schufrieder and Belinda L. Schufrieder  
**PHONE:** 770-263-6440  
**REPRESENTATIVE:** Mark Steeves  
**PHONE:** 770-263-6440  
**PROPERTY LOCATION:** Located on the north side of  
Oak Chase Drive, south of Shallowford Road  
(3099 Oak Chase Drive).

**PETITION NO.:** V-27  
**DATE OF HEARING:** 04-09-08  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 172  
**DISTRICT:** 1  
**SIZE OF TRACT:** .81 acre  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed swimming pool) to the side of the primary structure on lot 1; 2) reduce the front setback on lot 1 from 32 feet (as previously approved from V-12 of 1996) to 31 feet; and 3) reduce the side setback on lot 1 from 9 feet (as previously approved from V-12 of 1996) to 8 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** If the variance is granted, this project will require a land disturbance permit (including compliance with the tree ordinance), a pool permit and retaining wall permits.

**STORMWATER MANAGEMENT:** This lot is constrained by topography, floodplain and sanitary sewer easements. The proposed location is the only suitable space for a pool. However, a portion of the proposed pool area is located within the 50 foot stream buffer. The site plan should be updated to include the stream buffer and plan modified to show all proposed land disturbance outside the buffer.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** Pool and apron must be at least 10 feet from edge of sanitary sewer easement (Code 122-123) at rear setback. Pool location on applicant's survey does not appear to comply. Location must be changed or Hold Harmless Agreement requested and approved by CCWS.

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

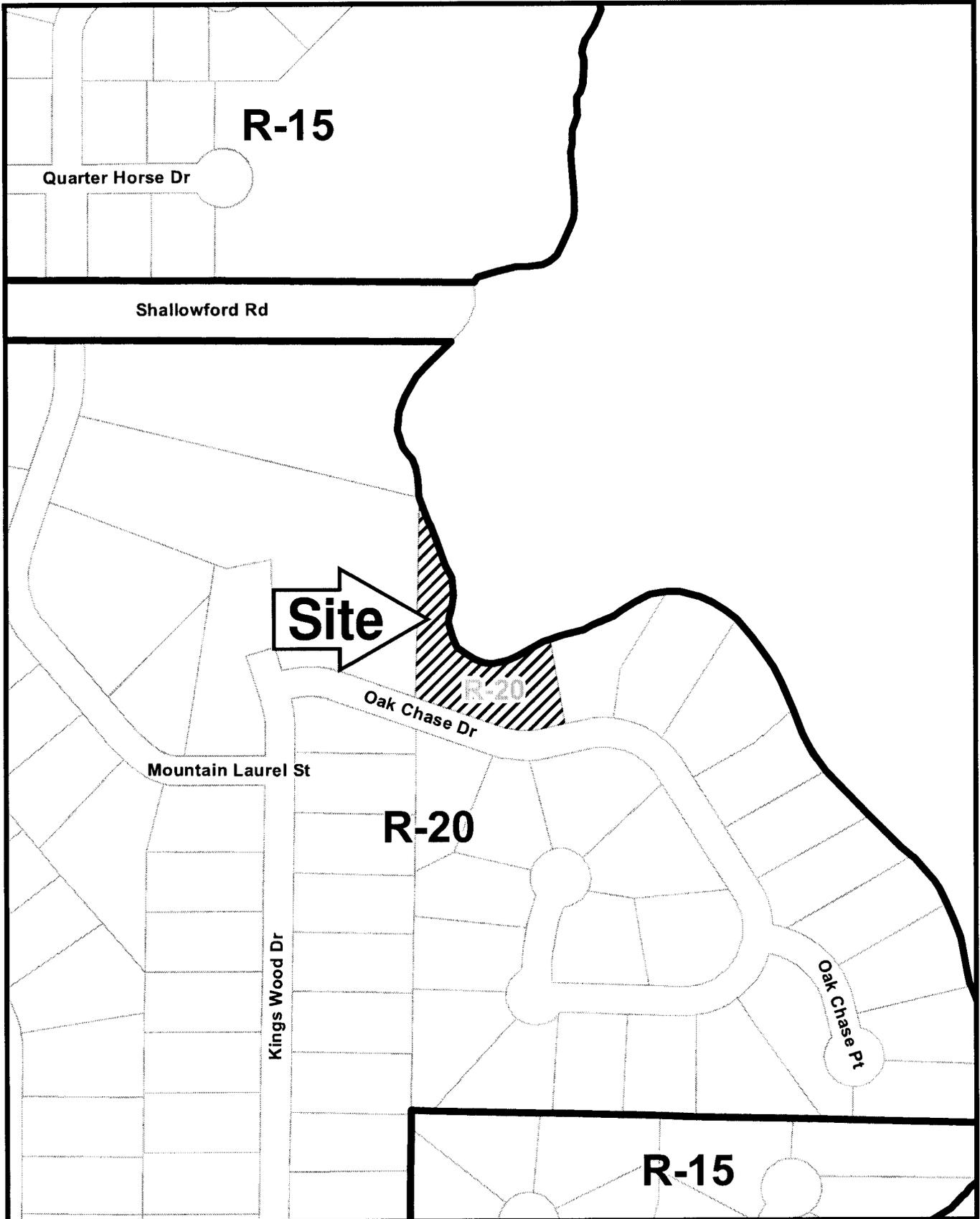
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

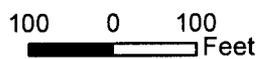
\_\_\_\_\_



# V-27



This map is provided for display and planning purposes only. It is not meant to be a legal description.



 City Boundary  
 Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. U-27  
Hearing Date: 4-9-08

Applicant BRUCE SCHUFREIDER Business Phone \_\_\_\_\_ Home Phone 71993-8222

MARK STEEJES Address 6475 JIMMY CARTER BLVD NORCROSS 30071  
(representative's name, printed) (street, city, state and zip code)

Mark Steejas Business Phone 770-263-6440 Cell Phone 770-352-4937  
(representative's signature)

My commission expires: 3/1/2008  
Signed, sealed and delivered in presence of: Michelle Akin  
Notary Public

× Titleholder BRUCE SCHUFREIDER Business Phone \_\_\_\_\_ Home Phone 71993-8222

× Signature Bruce Schufreider Address: 3099 Oak Chase Dr Roswell 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of: Michelle Akin  
Notary Public

Present Zoning of Property R-20

Location: 3099 OAK CHASE DRIVE, ROSWELL GA 30075  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 172 District 1ST Size of Tract .81 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property blaw Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

DUE TO SANITARY SEWER EASEMENT ONLY FEASIBLE LOCATION IS AS SHOWN ON SITE PLAN.

List type of variance requested: POOL IN SIDE YARD

# Application for Variance Cobb County

(type or print clearly)

Application No. V-27  
Hearing Date: 4-9-08

Applicant BELINDA SCHUFREIDER Business Phone --- Home Phone 770-993-8222

Mark STEEVES Address 6475 Jimmy Carter Blvd  
(representative's name, printed) (street, city, state and zip code)

Mark Steeves Business Phone 712-63-6440 Cell Phone 713-52-4437  
(representative's signature)

My commission expires: 3/4/2008  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder BELINDA SCHUFREIDER Business Phone --- Home Phone 71993-8000

Signature [Signature] Address: 3099 Oak Chase Dr Roswell  
(attach additional signatures, if needed) (street, city, state and zip code) 30075

My commission expires: 3/4/2008  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property ---

Location 3099 OAK CHASE DRIVE ROSWELL GA 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 172 (P) 3 District 13<sup>1</sup> Size of Tract .81 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property Shape Shape of Property --- Topography of Property --- Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: Pool in Side yard.

# Application for Variance Cobb County

V-12/1956  
1 of 3

(type or print clearly)

Application No. V-12  
Hearing Date: 2-14-96

Applicant D.W. Millen & Assoc., Inc. Day Phone 442-9912 Home Phone 237-3489  
Don. W. Millen Address 1400 Epping Forest Drive, Atlanta, GA 30319  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Day Phone 442-9912  
(representative's signature)

My commission expires: 3/13/98

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder D.W. Millen & Assoc., Inc. Day Phone 442-9912 Home Phone 237-3489  
Signature [Signature] Address 1080 Upper Hembree Road, Roswell, GA 30076  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/13/98

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property \_\_\_\_\_  
Location 3099 Oak Chase Drive  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 172 District 1 Size of Tract .81 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property x Topography of property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 3-28-9.12A states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance. The house is slightly in violation of the front and right side lines. The building area on the lot is very small and the builder/foundation subcontractor made a small error. The house is on a curve and basically does not adversely affect anyone.

List type of variance requested: Side line variance from 10' to 9.5'  
Front line variance from 35' to 32'3"

PAGE 2 OF 2

APPLICATION NO. V-12

ORIGINAL DATE OF APPLICATION: 2/96

APPLICANTS NAME: D.W. MILLEN & ASSOC., INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF ZONING APPEALS

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON FEBRUARY 14, 1996

V-12            D. W. MILLEN & ASSOC., INC. requests a variance to: (1) waive the side (eastern) setback from required 10 feet to 9 feet; (2) waive the front setback from required 35 feet to 32 feet in Land Lot 172 of the 1st District. 0.81 acre. Located on the north side of Oak Chase Drive, east of Kingswood Drive, (3099 Oak Chase Drive).

BZA DECISION OF 2-14-96 The Board of Zoning Appeals, as part of the Consent Agenda, approved application subject to: 1) Stormwater Management comment which states the owner/applicant is to verify that house is in compliance with the Cobb County Flood Damage Prevention Ordinance; 2) Sewer Division comment which states that no permanent structures are to be constructed within ten (10) feet of the edge of a permanent water or sanitary easement on front or rear setbacks, or within two (2) feet on side setbacks (ref. Cobb County Code, Section 3-26-53). Motion by Homan, second by Paetau, carried 4-0.

